

THE LONG & FOSTER MARKET MINUTE™

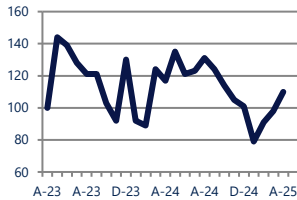
FOCUS ON: **UPPER MARLBORO HOUSING MARKET**

APRIL 2025

Zip Code(s): 20772 and 20774

Units Sold

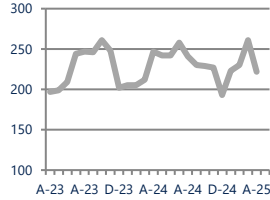
110



Down -6%
Vs. Year Ago

Active Inventory

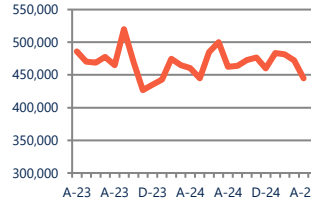
222



Down -10%
Vs. Year Ago

Median Sale Price

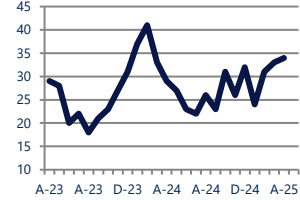
\$445,000



Down -3%
Vs. Year Ago

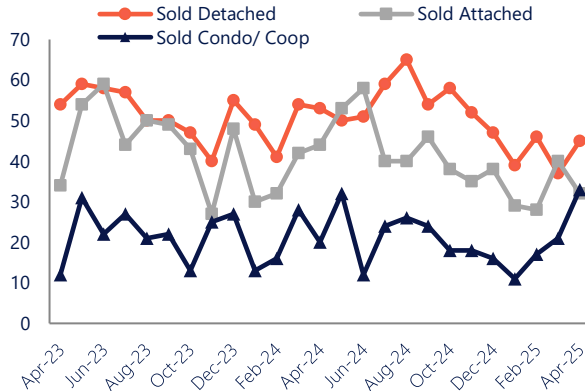
Days On Market

34



Up 17%
Vs. Year Ago

Units Sold*



Units Sold

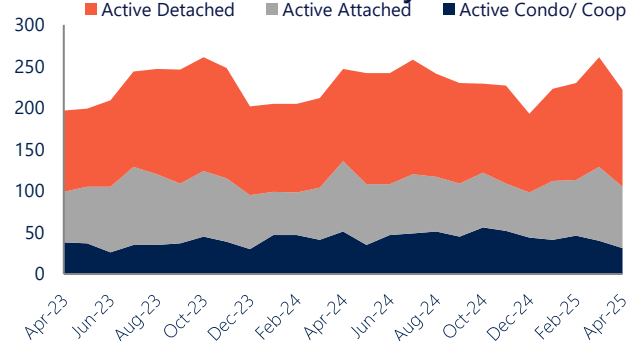
There was an increase in total units sold in April, with 110 sold this month in Upper Marlboro versus 98 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

Active Inventory

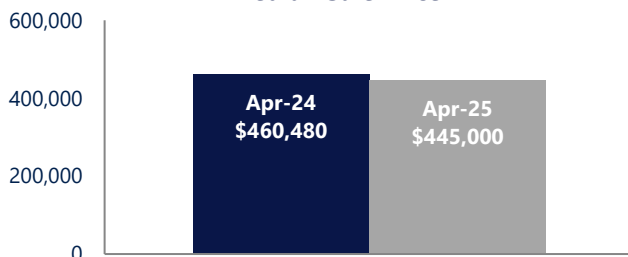
Versus last year, the total number of homes available this month is lower by 25 units or 10%. The total number of active inventory this April was 222 compared to 247 in April 2024.

This month's total of 222 is lower than the previous month's total supply of available inventory of 261, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Upper Marlboro Homes was \$460,480. This April, the median sale price was \$445,000, a decrease of 3% or \$15,480 compared to last year. The current median sold price is 6% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Upper Marlboro are defined as properties listed in zip code/s 20772 and 20774.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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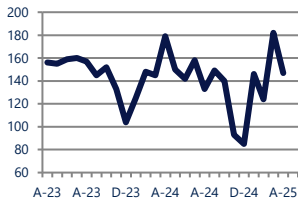
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APRIL 2025

Zip Code(s): 20772 and 20774

New Listings

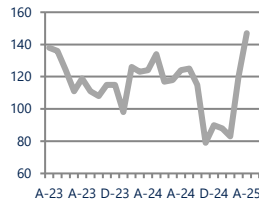
147



Down -18%
Vs. Year Ago

Current Contracts

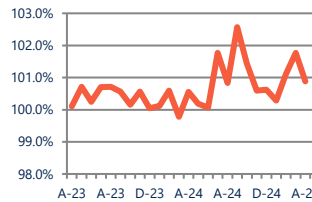
147



Up 19%
Vs. Year Ago

Sold Vs. List Price

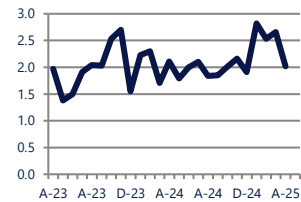
100.9%



No Change
Vs. Year Ago

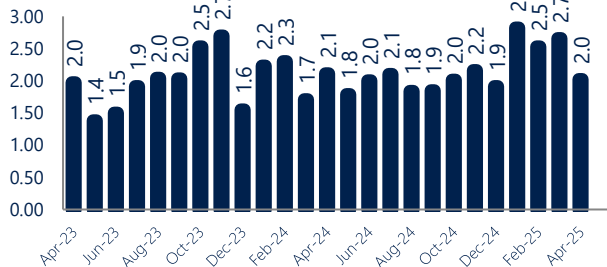
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

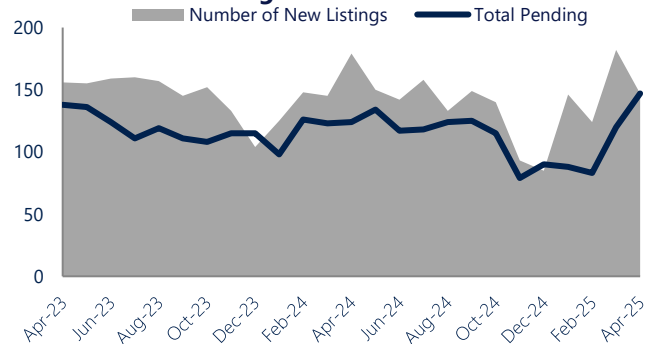
In April, there was 2.0 months of supply available in Upper Marlboro. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

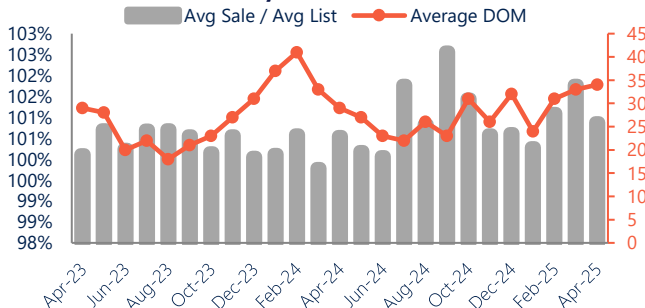
New Listings & Current Contracts

This month there were 147 homes newly listed for sale in Upper Marlboro compared to 179 in April 2024, a decrease of 18%. There were 147 current contracts pending sale this April compared to 124 a year ago. The number of current contracts is 19% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Upper Marlboro was 100.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 34, higher than the average last year, which was 29, an increase of 17%.

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